

DURING THE COURSE OF THIS SURVEY, I FOUND VERY LITTLE CORNER MONUMENTATION FOR BLOCK 2 OF G.S. COON'S ADDITION TO THE CITY OF RHINELANDER. I USED THE CORNERS THAT I RECOVERED ON LOT 11, BLOCK 2 OF G.S. COON'S ADDITION TO THE CITY OF RHINELANDER BASED ON A SURVEY MAP BY SY POSKIE IN 1957. I FOUND THE NORTHEAST CORNER (1 1/4" IRON PIPE) TO BE 0.7 FEET NORTH OF AN EXISTING, NORTH-LEANING CONCRETE RETAINING WALL. I HELD THIS MARKER TO BE IN HARMONY WITH THE PLAT AS IT FITS WITH POSKIE'S WALL POSITION. I FOUND THE SOUTH EAST CORNER (1 1/2" IRON PIPE) AT THE INTERSECTION OF THREE WOOD FENCES. I HELD THIS MARKER TO BE IN HARMONY WITH THE PLAT ALSO. THE DIAGONAL DISTANCE BETWEEN THEM COMPARED FAVORABLY TO POSKIE'S DIMENSION. I ALSO FOUND A 1" IRON ROD AT THE SOUTH EAST CORNER OF LOT 19, BLOCK 3, FOUND BY KEVIN BIXBY IN 2017. I USED THESE THREE PIPES TO RE-CREATE THE LOT AND BLOCK LINES OF THE LOTS SHOWN ON THIS SURVEY. THERE ARE A NUMBER OF BOARD FENCES IN THE REAR YARDS. IT IS UNCLEAR, IN MOST CASES, WHICH LANDOWNER ACTUALLY OWNS THEM. THE FENCE LINES RUNNING NORTH/SOUTH FIT REASONABLY WELL WITH MY CALCULATIONS BUT THE EAST/WEST FENCES SEEM TO VARY AND MAY CREATE POTENTIAL ENCROACHMENTS. THE LOT LINES SHOWN HERE ARE A REPRESENTATION OF POSSIBLE RECORD LOT LINES, BASED ON MINIMAL FIELD MONUMENTATION. THESE LINES MAY OR MAY NOT BE OWNERSHIP OR POSSESSION LINES. THEY ARE AN OPINION AND MAY NOT REFLECT ANY FUTURE LEGAL JUDGEMENTS. A CERTIFIED SURVEY MAP WILL BE RECORDED TO JOIN LOT 15 AND THE REMAINDER OF LOT 16 INTO A SINGLE LOT.

## LOT NOTES:

NOTE 1: A BOARD FENCE WAS RECENTLY INSTALLED BY OWNER OF LOT 15. IT POTENTIALLY ENCROACHES 14.2 FEET OVER LOT 14 IN THE REAR YARD AND 2.5 FEET OVER LOT 14 IN THE FRONT YARD.

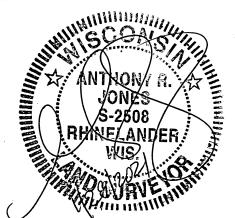
NOTE 2: OTHER BOARD FENCES SHOWN HERE ARE OF VARIOUS AGES. THE OWNER OF LOTS 13 AND 14 SHOULD HAVE 100 FEET OF REAR YARD FOOTAGE, ACCORDING TO THE PLAT. THE FENCE CURRENTLY ALONG THE REAR LOT LINE OF THESE TWO LOTS IS 80 FEET LONG.

NOTE 3: THERE ARE TWO TIN GARDEN SHEDS AT THE REAR OF LOT 15, SHED ONE POTENTIALLY ENCROACHES 9.5 FEET ONTO LOT 14. SHED TWO POTENTIALLY ENCROACHES 0.6 FEET ON TO LOT 14. NOTE 4: THERE IS A CEDAR HEDGE ROW OF UNDETERMINED AGE THAT APPEARS TO FOLLOW THE LOT LINE COMMON TO LOT 14 AND LOT 15, BASED ON THE CALCULATIONS I HAVE MADE. NOTE 5: DUE TO THE SNOW-COVERED CONDITIONS, THE EXACT EDGE OF BLACKTOP AND CENTERLINE OF LYNNE STREET SHOULD BE CONSIDERED APPROXIMATE.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE POLICY. OTHER BURDENS OR POTENTIAL ENCROACHMENTS MAY EXIST THAT WOULD BE REVEALED IN A TITLE SEARCH.

## SURVEYOR'S CERTIFICATE

I, ANTHONY R. JONES, WISCONSIN PROFESSIONAL LAND SURVEYOR No. S-2508, DO HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY UNDER THE DIRECTION OF ROBERT PETONQUET, OWNER, THAT THIS MAP, IN MY OPINION, IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.





NORTH BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM (WISCRS 2011) AND THE EAST LINE OF BLOCK 2 OF G.S. COON'S ADDITION TO THE CITY OF RHINELANDER, MEASURED AS: S 04°54'01" W

	DRAWN BY: ARJ	DATE: 1/29/2021	ROBERT AND REBECCA PETONQUOT
	FIELD WORK COMPLETED ON:	DATE: 1/22/2021	513 LYNNE ST. RHINELANDER, WI 54501
	SCALE: 1"=40'	SHEET: 1/1	PROJECT NUMBER: 2021-101

LOT 15, G.S. COON'S ADDITION TO THE CITY OF RHINELANDER AND PART OF LOT 16 OF ASSESSOR'S REPLAT OF G.S. COON'S ADDITION PINs: RH-1939, RH-1940 A.R. JONES
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